



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION
Old State House 150 Benefit Street Providence, RI 02903

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MINUTES
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION
January 8, 2014

I. MEMBERS PRESENT

Mr. Michael Abbott, AIA
Mr. Al Cocce, AIA, representing John P. Leyden, State Building Commissioner
Ms. Morgan Devlin
Mr. Mohamad Farzan, AIA
Dr. Omur Harmansah
Mr. Karst Hoogeboom, Chairman
Dr. E. Pierre Morenon
Dr. Ronald Onorato
Mr. Pieter N. Roos
Mr. Clark Schoettle
Mr. Jonathan Stevens, State Historic Preservation Officer

STAFF PRESENT

Mr. Jeffrey Emidy, Sr. Project Review Coordinator
Dr. Timothy Ives, Principal Archaeologist
Ms. Michaela Jergensen, Sr. RIDOT Reviewer
Ms. Mercedes Monteiro, National Register Assistant - Heritage Aide
Mr. Edward F. Sanderson, Executive Director

MEMBERS ABSENT

Ms. Janet Coit, Director DEM
Mr. Michael Hebert, NR Review Board
Dr. Patrick Malone
Mr. Jared L. Rhodes, Chief of Statewide Planning representing Kevin Flynn, Asso. Dir
Mr. Marcel Valois, Executive Director EDC

GUESTS

Mr. Edward Connors, National Register Consultant

II. AGENDA

1. Call to Order

The meeting was called to order at 9:35 A.M., Karst Hoogeboom, Chairman, presiding.

2. Minutes of November 13, 2013

On a motion by Mr. Farzan, seconded by Dr. Onorato, the Commission unanimously VOTED to approve the Minutes of November 13, 2013.

3. Executive Director's Report: Edward F. Sanderson

a) The State Fiscal Year 2013 report was distributed.

b) The State Fiscal Year 2013 performance Measures report was distributed.

c) The list of 2013 State Historic Preservation Tax Credit applications was distributed.

d) The 2014 RIHPHC Meeting Schedule was distributed.

e) Mr. Sanderson reported that RIHPHC staff work continues on the Hurricane Sandy Disaster Relief Grants program. Dyan Vaughn has been hired as a part-time grants assistant to prepare final grant application documentation, National Park Service project notification forms, and to draft subgrant agreements, easements, and guidelines. Senior Special Projects Specialist Sarah Zurier is supervising the work.

4. State Historic Preservation Officer's Report: Jonathan Stevens

a) Governor Chafee's Cabinet will meet at RIHPHC on Wednesday January 15, 2014 for coffee and conversation.

b) Mr. Stevens has met at the Department of Transportation to review the status of RIHPHC GIS development and status of the Woonsocket archaeological repository; he met at the Department of Information Technology to review the status of RIHPHC website upgrade; he met at the Department of Administration to review the status of renovations for The Old State House.

c) Governor Chafee is considering including funds for historic preservation on the 2014 bond issue referendum.

d) Governor Chafee is interested in attending a meeting with the statewide Historic Preservation Roundtable to be hosted by Preserve Rhode Island at Lippitt House.

e) Governor Chafee plans to appoint RIHPHC Commissioner Ron Onorato to the State House Restoration Society. The Society has been overseeing conservation of the State House portrait collection, preservation of the 1663 Colonial Charter, and developing a State House collections plan. A life-size carved wood sculpture of Thomas Wilson Dorr was recently installed in the State House Rotunda.

f) The Providence Preservation Society and the Capital Center Commission have criticized recent construction work at the parking lot on the State House lawn. PPS plans to list the State House Lawn as an “endangered” historic property. Mr. Stevens reported that the construction made needed improvements to drainage and represented a minor expansion of the existing parking surface.

5. National Register of Historic Places

Preliminary Approval: Providence Brewing Company building, 431 Harris Avenue, Providence

Mr. Connors presented information about the property. The Providence Brewing Company was built in 1891-2 and significantly improved in 1910. It was one of seven large breweries in the metropolitan Providence area, and it is the only survivor. It was an “industrial brewery” that incorporated newly-introduced refrigeration technology and brewing practices based on modern, scientific principles. By 1900, the Providence Brewing Company employed about 100 operatives and was producing 200,000 barrels (6.2 million gallons) a year of their “Bohemian Lager” as well as Canada Malt and porter. The company also manufactured “hygienic ice” as opposed to the natural ice drawn from increasingly polluted urban ponds.

The Providence Brewing Company complex comprises a three-story brick brewery building on a raised basement and a separate boiler house to which are attached three single-story utilitarian buildings. The main building comprises approximately ten large chambers designed to house different brewing and ice-making operations. The basement, first and second floor chambers have steel columns supporting jack arch/concrete floors. The third (uppermost) floor is slow-burning plank with timber columns supporting the roof. No brewery equipment survives.

The original design comprised a corner tower (housing the office) with a Beaux-Arts roof; elaborate corbelling; massive round-arch windows; and two quarry-faced granite belt courses. In 1910 major improvements were carried out, including construction of the similarly-ornamented boiler house and a large, surviving, two-story ice plant attached to the north wall. Division of interior space appears to be essentially original.

After the brewery closed in 1925 the plant was used for industrial and records storage. Significant alterations include the removal of the ornate roof over the corner tower, bricking-in of the huge, round-arch, first-floor windows, and removal of a low brick parapet along the roofline.

The property is potentially significant for its architecture and as an element in the pattern of development in Providence around the turn of the nineteenth century.

During discussion, Dr. Onorato requested additional information about whether the property is an example of characteristic “brewery architecture?” Mr. Schoettle noted the significant alterations that have occurred to the building and questioned whether it retained National Register integrity?

Dr. Morenon expressed interest in learning more about the role of breweries in Providence’s economic and cultural history.

Following discussion, on a motion by Mr. Schoettle, seconded by Dr. Onorato, the Commission unanimously

VOTED that the Providence Brewing Company brewery (1891-2; 1925) appears to have local significance as one of the only turn-of-the-nineteenth-century breweries in Providence to remain in existence, and historical photographs show a well-designed building. However alterations to the building, including loss of the visually prominent southeast tower section of the roof, additions, and infilling of most windows has affected the architectural integrity of the exterior. On the interior, there appear to be few character-defining historical features. As a proposed individual National Register property, the RIHPHC is willing to consider further information and documentation about the structure and its role in the larger Providence community. However, the information currently available does not provide a sufficient basis for finding the property is individually eligible for National Register listing.

6. 2014 Certified Local Government Grants

Mr. Sanderson presented information about the applications received for 2014 Certified Local Government Grants, staff evaluation, and funding recommendations. (The report is attached to these Minutes.)

Following discussion, on a motion by Mr. Farzan, seconded by Mr. Abbott, the Commission unanimously

VOTED to approve the following 2014 Certified Local Government Grants:

14-CLG-12 PROVIDENCE w/Preserve R.I. \$10,000

2015 Annual Historic Preservation Conference

This grant will fund planning and coordination of the 2015 Historic Preservation Conference (location to be determined).

14-CLG-8 NEWPORT \$8,000

Historic Coastal Communities & Flood Hazards Study

This is a study of the revisions to the National Flood Insurance Plan mapping and regulations as they apply to Newport and other historic coastal districts. It will: study regulations and how they relate to historic buildings; map historic coastal areas in the flood zone, using GIS; and summarize current prevention and mitigation techniques.

14-CLG-5 HOPKINTON \$7,300

Historic District Commission Training Sessions

The Town of Hopkinton seeks a grant of \$7,300 to engage Grow Smart Rhode Island to present a training session for members of local historic district commissions and their staffs in Rhode Island.

14-CLG-4 EAST PROVIDENCE \$5,000

First Century of European Settlement in East Bay, RI

This project will complete a GIS mapping study of known sites from the colonial settlement of Bristol County, c. 1636-1740, with site information compiled from the RIHP&HC files. The resulting maps and database will help identify and protect sensitive locations and contribute to our understanding of the growth of early English settlement.

14-CLG-1 BRISTOL \$10,000

Historic Structures Report for Historic Waterfront Buildings

This grant is for the services of a preservation architect/engineering consultant to produce a historic structures report for two vacant town-owned historic buildings on Thames Street in the Bristol Waterfront NRHD

14-CLG-3 EAST PROVIDENCE \$8,000

National Register Nominations, Elm Tree and Roseland Park Plats

This grant is for the preparation of National Register nominations for two small residential subdivisions, the Elm Tree Plat and the Roseland Park Plat. This effort follows up on recommendations made in a 2012 city survey of historic resources in the Willett Avenue corridor.

14-CLG-9 PAWTUCKET

\$ TBD

Historic Mill Building Resources Marketing and Promotion

This study would update the 1995 Pawtucket Mill Building Survey to include current conditions of c. 73 historic mill buildings and make the information in this report accessible to potential developers and investors as a series of web pages on the city's revised website.

14-CLG-2 CUMBERLAND w/M-F Farm Pres. Assn. \$ TBD

Master Plan for Metcalf-Franklin Farm

This grant is for the preparation of a Master Plan for Metcalf-Franklin Farm, to include a buildings survey, structural assessments and recommendations for stabilization for the resources of this National Register property.

14-CLG-11 PROVIDENCE w/PPS

In-House

Architectural Survey of Thayer St. Planning Area

This proposal is to conduct a survey of historic buildings in the Thayer Street area to inform strategies for the preservation of key buildings and historic districts. The study is being proposed as part of the larger Thayer Street Planning Study which explores solutions to regulatory concerns, identifies public realm improvements and seeks to guide long-term development in this area. RIHPHC staff will update the survey information already on file.

Total Estimate of CLG funds:	\$55,842
Total amount of awards:	\$48,300
Unexpended:	\$7,542

7. There was no other business.
8. Next regular meeting date: Wednesday March 12, 2014 at 9:30 AM.
9. Adjourn: The meeting adjourned at 11:25 A.M.

Minutes recorded by,



Edward F. Sanderson, Executive Director



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MEMORANDUM

To: RIHPHC Commissioners

From: Edward F. Sanderson, Executive Director
Deputy State Historic Preservation Officer
(Edward.Sanderson@preservation.ri.gov)

Re: **2014 Certified Local Government Grant Applications**
Ranked in order of Staff Review

Date: 1/8/2014

	<u>\$Requested</u>	<u>Award Amount</u>	<u>Staff Score</u>
14-CLG-12 PROVIDENCE w/Preserve R.I.	\$10,000	10,000	130

2015 Annual Historic Preservation Conference

This grant will fund planning and coordination of the 2015 Historic Preservation Conference (location to be determined).

14-CLG-8 NEWPORT	\$8,000	\$8,000	130
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14-CLG-5 HOPKINTON	\$7,300	\$7,300	120
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Historic District Commission Training Sessions

The Town of Hopkinton seeks a grant of \$7,300 to engage Grow Smart Rhode Island to present a training session for members of local historic district commissions and their staffs in Rhode Island.

14-CLG-4 EAST PROVIDENCE	\$5,000	\$5,000	110
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This project will complete a GIS mapping study of known sites from the colonial settlement of Bristol County, c. 1636-1740, with site information compiled from the RIHP&HC files. The resulting maps and database will help identify and protect sensitive locations and contribute to our understanding of the growth of early English settlement.

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14-CLG-3 EAST PROVIDENCE	\$8,000	\$8,000	105
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National Register Nominations, Elm Tree and Roseland Park Plats

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14-CLG-9 PAWTUCKET	\$5,000	\$ TBD	80
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14-CLG-2 CUMBERLAND w/M-F Farm Pres. Assn. \$6,570 \$ TBD 75

Master Plan for Metcalf-Franklin Farm

This grant is for the preparation of a Master Plan for Metcalf-Franklin Farm, to include a buildings survey, structural assessments and recommendations for stabilization for the resources of this National Register property.

14-CLG-11 PROVIDENCE w/PPS \$9,000 In-House 80

Architectural Survey of Thayer St. Planning Area

"This proposal is to conduct a survey of historic buildings in the Thayer Street area to inform strategies for the preservation of key buildings and historic districts. The study is being proposed as part of the larger Thayer Street Planning Study which explores solutions to regulatory concerns, identifies public realm improvements and seeks to guide long-term development in this area."

14-CLG10 PAWTUCKET \$10,000 \$0 70

ADA Access, Pawtucket City Hall

Pawtucket City Hall does not meet ADA criteria for access. This project will fund the development of a handicapped access design to City Hall that improves on the current arrangement of exterior and interior ramps and meets ADA criteria but is also historically appropriate.

14-CLG-6 NARRAGANSETT \$5,000 \$0 55

Earles Court Water Tower Restoration

This proposal is for the preparation of designs and specifications for the repair of the Earles Court masonry water tower and the reconstruction of its ornamental wooden tank in the Earls court NRHD.

14-CLG-7 NARRAGANSETT \$3,000 \$0 55

National Register Nomination, Wishing Well/Watering Trough

This proposal is for a National Register nomination for the Narragansett Wishing Well/ Watering Trough (c. 1888), a masonry structure from the heyday of Narragansett Pier that stands at the intersection of Ocean Road and South Pier Road.

Total Estimate of CLG funds:	\$55,842	
Total amount of awards:	\$48,300	
	Unexpended:	\$7,542